

MINUTES
REGULAR SESSION
BOARD OF SELECTMEN
MONDAY, OCTOBER 15, 2007
SELECTMEN'S MEETING ROOM
TOWN HALL
8:00 p.m.

I. CALL TO ORDER

A regular meeting of the Board was called to order in open session at 8:00 PM in the Selectmen's Meeting Room at Town Hall. All members were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present.

II. QUESTIONS FROM TOWN RESIDENTS

There were no questions.

III. ACTION BY APPOINTMENT

Executive Session

The Board moved: To enter into executive session to discuss litigation and subsequently to return to open session.

Motion carried unanimously (3-0). The Board entered executive session at 8:02 PM.

(During executive session, one substantive motion was made and passed unanimously.)

The Board returned to open session at 8:27 PM.

Traffic Advisory Committee Discussion - Striping Trapelo Road

Members of the Traffic Advisory Committee (TAC) appeared before the Board along with Community Development Director Glenn Clancy and Traffic Sgt. James Maclsaac, to discuss whether Trapelo Road needs to be restriped and if so, how.

Chairman Firenze talked about the safety concerns with the current conditions on the road. TAC Chair Mary Jo Frisoli said the Town's consultant, BSC Group, looked at this and there are safety issues with the timing of lights at the intersections if the road is striped according to the 25% design plan. But if it is striped according to current configuration it will upset the delicate consensus that has been reached on the project with stakeholders on Trapelo Road.

Mr. Clancy said there is no history of vehicle to vehicle accidents that would indicate a safety issue that can be addressed with striping. The bumpouts were already implemented to improve pedestrian safety.

Chairman Firenze asked what can be done to make the road as safe as possible in the interim period until the road is redesigned? The TAC has recommended lettering for the school zone which will reduce the speed limit to 20mph in that area. The discussion turned to enforcement of the speed limit which is 30mph, but unposted (and by law cannot be posted without raising the limit.)

The Board moved: To approve the lettering of the Butler School zone and associated speed limit signage, and to ask the TAC and the Police Department to recommend any other measures to improve public safety on Trapelo Road.

Motion carried unanimously (3-0).

V. ACTION BY WRITING

? One Day Liquor License Application

The Board moved: To approve the one-day liquor license.

Motion carried unanimously (3-0). The Board noted that the application was very thorough and made the Board's decision an easy one.

III. ACTION BY APPOINTMENT

Capital Project Overview Committee Report

The Capital Projects Overview Committee (CPOC) appeared before the Board to discuss their progress report. Co-Chair Chris McVay said the group's consensus is that there is significant benefit in combining two or more proposed building projects and this should be studied further.

Specifically, CPOC feels that the Wellington and High School projects and the Town yard project seem to be optimally planned as they currently exist. There was a lot of discussion about the library project. The primary consensus is that the existing building should not be torn down and has potential use as a police station or a community center. The best location for the library seems to be the opposite side of Concord Avenue and the Town's recent acquisition of space there would seem to facilitate this.

Frank Kennedy said the Committee spent a lot of time learning about the needs of the various projects. CPOC believes that a new library can be built without creating any net loss of athletic fields. This would eliminate the temporary relocation cost of the library and put it closer to the school where students could take advantage of it. The Committee continues to look at options for the Purecoat site and the incinerator site. Lynn Polcari said part of the project would be to demolish the Paul White Field House and build a new facility.

Selectmen Leclerc congratulated the committee on the creativity and thoroughness of its approach including the consideration of intangible factors about the Town's cultural and historic values. Selectman Solomon echoed the praise and asked what are the next steps in moving forward.

Chairman Firenze suggested that the committee continue its work in the direction of a skeleton long-range master plan - if we were to do all of these projects, how would we do them. Ms. McVay and Mr. Kennedy will be updating Town Meeting on the progress thus far and the committee's report will be shared with all the relevant committees and stakeholders to get their feedback.

The Board asked the Committee to come back with a recommendation for moving forward based on the feedback from this discussion and discussions with other entities.

Warrant Articles

Article 9 - Overlay Zoning District

Chairman Firenze noted that the Archdiocese has asked the Board not to support the article because it specifically limits the number of units that could be allowed on the site to a figure that is lower than what the Church had discussed with an interested developer. He said that he felt comfortable supporting the Article in spite of this objection.

The Board moved: To support Article 9.

Motion carried unanimously (3-0).

Articles 7 and 8 - Zoning

Chairman Firenze said he is uncomfortable with the characterization of these as "housekeeping" articles when they appear to be substantive changes to the zoning by-law. He is uncomfortable with trying to rush these through at this Town Meeting. Planning Board Chair Jennifer Fallon agreed that these are not housekeeping articles. Article 7 will be considered again by the Planning Board at their meeting Wednesday night and whether it is appropriate to move forward at this time.

The Board moved: To encourage the Planning Board to dismiss Article 7.

Motion carried unanimously (3-0).

Ms. Fallon said that Article 8 has been complicated by the ongoing site plan review for a bank on Pleasant Street at the same time as Article 8 was being discussed. She said these two issues were always considered separately with no coordination. She said the site plan review should not be discussed tonight because it is the subject of an open Planning Board hearing that is ongoing. The focus of Article 8 is to act in advance of an anticipated interest by Citibank of coming into town. The Planning Board will be reconsidering whether all parts of the Article should be before Town Meeting or whether it should be simplified.

Chairman Firenze clarified that his concern is not with requiring special permits for banks but rather the portion that disallows drive-up ATM windows with no possibility of a special permit process. He is also uncomfortable that the petitioner on Pleasant Street who would be impacted by this change was not notified of the public hearing on Article 8. Ms. Fallon said the Planning Board will discuss whether to remove the ATM language from the article.

There was discussion about the notification process for the Planning Board hearing. Ms. Fallon stated that the notification and advertisement was done in the same way as usual and was not rushed in any way. Chairman Firenze pointed out that drive-up windows for businesses other than banks have similar issues and are not addressed by the Article. He encouraged the Planning Board to amend Article 8 by eliminating the ATM language. Selectman Solomon said he would like to know the outcome of the Planning Board discussion before taking a position. Selectman Leclerc said he is satisfied with the way the hearing process has been conducted and supports the article as it is currently written but is willing to support the simplified article if the Planning Board votes to do so.

Article 6 - Accessory Buildings

The Board moved: To support Article 6.

Motion carried unanimously (3-0).

Article 2 - Pipe Repair

The Board moved: To support Article 2.

Motion carried unanimously (3-0).

Article 3 - Irrevocable Trust

The Board moved: To support Article 3.

Motion carried unanimously (3-0).

Article 4 - Appropriation to OPEB Fund

The Board moved: To support Article 4.

Motion carried unanimously (3-0).

Article 5 - Balance Transfer

The Board moved: To support Article 5.

Motion carried unanimously (3-0).

Town Administrator's Report

Mr. Younger reported that the Town has received one proposal for redevelopment of the Harvard Lawn Fire Station for a single family use. The proposal has been forwarded to the Harvard Lawn Fire Station Committee for review. The bid price is \$615,000. It was clarified that no late bids can be accepted. It is hoped that the Committee will have a recommendation to the Board for its Nov. 5 meeting.

The Senior Center Committee's intention is to go out to bid at the beginning of November with bids due in December.

The Town hall doors will be completed by the end of October.

Selectman Solomon asked about the Woodfall Road agreement. There does not seem to be any substantive issue leading to the delay in finalizing this. The Country Club needs to sign the documents - this was supposed to be done over a month ago.

Mr. Conti announced that Belmont DPW employee teams placed first and second in the state in a recent snowplow competition.

IV. ACTION BY CONSENT

? Committee Appointment - Community Preservation Act Committee

There is one spot on the committee that remains to be filled. Adam Dash has requested appointment.

The Board moved: To appoint Adam Dash to the Community preservation Act Study Committee.

Motion carried unanimously (3-0).

? Vote for Approval of Board of Selectmen Minutes

December 11, 2006

December 11, 2006 - Executive Session

December 13, 2006 - Special Joint Session

December 18, 2006

The Board moved: To approve the minutes.

Motion carried unanimously (3-0).

VI. OTHER

? Handicapped Parking Sign - St. Andrew's Church

St. Andrew's has requested a handicapped parking spot in front of their Church. The Police Department recommends approval.

The Board moved: To approve the sign.

Motion carried unanimously (3-0).

Chairman Firenze noted that the Town has learned that the Cambridge land taking that has been disputed in fact did occur in 1955 and that the property tax assessments in Belmont were adjusted at that time to reflect the change.

The Board discussed a proposal from Traffic Sgt. MacIsaac to post informational "Thickly Settled" signs on Pleasant Street and Trapelo Road as an alternative to speed limit signs.

There was discussion of the Town Hall Auditorium and the Dramatic Club's intention to spend money to improve the acoustics in the room. \$70,000 was previously raised by the Club for this purpose, but the project is a public project and has to go through the appropriate public process.

The Board's goals meeting had to be canceled and will be rescheduled for Nov. 6 as part of the Board's 7:30 AM meeting with the Police Station Feasibility Study Committee.

October 28 at 2 PM is the dedication ceremony for the new Habitat home - Chairman Firenze will attend.

Executive Session

The Board moved: To enter executive session for the purpose of discussing non-union negotiations and not to return to open session.

Motion carried unanimously (3-0). The Board entered executive session at 11:31 PM.

(During executive session, two substantive motions were made and passed unanimously. The Board adjourned at 11:59 PM.)

Thomas G. Younger, Town Administrator